Loudoun County Public Schools – Lenah Property
SPEX 2008-0017 and CMPT 2008-0007
Planning Commission Briefing Questions
September 16, 2008 Work Session
(Prepared by Loudoun County Public Schools)

UTILITIES

1. **Who is paying for utility extensions (water and sewer) to serve the schools?**

Response: The seller of the property is paying for the utility extensions.

2. **What part of the sales price for the site represents the cost of utilities? Cost of roads?**

Response: The purchase price is $20,150,000. The contract does not break out the costs of improvements but the improvements are to be completed in order to deliver a lot that is essentially a "finished lot" for the purposes of school construction. The estimated cost of utilities is $1,451,311.00. The water extension estimation has been provided by the Seller's engineer ($758,311) and will be reviewed and ultimately approved by Loudoun Water as a part of the water plans review process. The sewer estimation ($695,000) has been approved by Loudoun Water as a part of the sewer plans approval.

The estimated cost of construction of the specified road improvements is $5.2 million. This estimate is provided by the Seller's engineer. The construction plans and profiles are under review by the County. The contract specified road improvements are: A) a two lane Lenah Connector Road extending from Braddock Road to, and including, the entrance at the south-east corner of the Property (the school's southern access) which is to be constructed prior to the opening of MS-5 and B) a two lane Lenah Connector Road extending from the school's southern access to the north east corner of the school site, including the realignment and T intersection with existing Lenah Road which is to be constructed within 14 months of the transfer of the 350th residential lot to a third party. These improvements include any turn lanes that may be required, sidewalks or trails, and the vacation of the segment of existing Lenah Road that will no longer be utilized once the realignment has been constructed.

For the purpose of responding to the Commission's question, it should be noted that the two lane Lenah Connector Road from Braddock Road to the southern site entrance is the segment estimated in relation to the contract price. The construction of the two lane Lenah Connector Road from the southern entrance to the north east corner of the school site is required by the contract but not estimated to be a part of the purchase price.

3. **What are the plans to extend water from Braddock Road and sewer from Goshen Road? What is the status and schedule?**

Response: The plans for the water line extension are presently under review by Loudoun Water. Comments have been received and the plans are to be resubmitted next week. Sewer has already been constructed west of Goshen Road to the western property boundary of the Lenah property. The sewer plans were approved on August 27, 2008. Both sewer and water are to be extended to the school site prior to the opening of MS-5.

4. **Where have utilities been extended in the area and what is the cost and triggers for extending utilities to serve the schools?**

Response: Both water and sewer lines have been constructed into the area. Please reference the Utilities Exhibit. The seller is paying to extend utilities, estimated at $1,451,311.00. A condition of closing on the property is the seller having entered into a construction contract for Seller's improvements.

5. **How many easements are needed to extend utilities to the schools? How many landowners will need to grant easements?**

Response: No easements are required. The proposed sewer alignment crosses a small section of property owned by Toll VA VI LP, however, if an easement is not granted the line can and will be adjusted to go around. (Reference Utility Exhibit) The owners of the Westport and Lenah subdivision properties have cooperatively extended the existing sewer line.

6. **Describe the Lenah Run water system.**

Response: Loudoun County Planning Staff/Loudoun Water to respond.

7. ~~What studies have been done to project the impact of the proposed irrigation well on surrounding wells?~~ (well option removed at request of Applicant).

8. **What is the status of the cistern for use by the schools?**

Response: Concerns expressed by surrounding property owners and referral agencies for the proposed site development included questions regarding both the previously proposed irrigation well and ground water recharge. To ensure that there would be no potential for impact to the water resources for the surrounding area, LCPS has withdrawn the proposal to drill an irrigation well and, likewise, will not put in a cistern to capture rainwater. LCPS has worked with the Environmental Review Team and Loudoun Water to identify bioretention basins and filters in suitable site locations, incorporated an oil water separator at the bus parking facility, designed landscape buffers for native plant materials, and will utilize a turf management program. In addition, proposed best management practices for the northwest area of the site will consist of either the retrofit of the existing

pond to a 65% efficient BMP facility contingent on Corps of Engineers/DEQ approval, or the provision of sediment forebays and a bioretention facility adjacent to the pond. The property will be served by public water.

9. **What assurances are provided that utilities will be extended in time for opening of the schools? Assurances for roads?**

Response: The Contract of Sale for the proposed school site includes seller obligations to extend public water and sewer to the site and to construct specific road improvements within specified timeframes. The timelines are determined from the closing date, which is determined by the accomplishment of certain conditions (including such things as expiration of study period, acceptance of the Alta Survey, creation of the lot, approval of construction plans with the exception of bond posting, and the seller having entered into a construction contract for Seller's improvements). In addition to the requirement for a construction contract prior to closing on the property, the contract also includes provisions to establish an escrow that will retain the contract price or 100% of the estimated bond amount for the Seller's Improvements. It is noted that bond estimates are approved by the County Department of Building and Development and Loudoun Water. Finally the contract includes provisions for "self-help" provisions in the event the seller does not move forward with construction as well as damages for not moving forward in a timely manner. Special Exception conditions recommended by staff as well as building occupancy permit requirements will provide the assurances to the County that the necessary infrastructure is in place prior to the opening of the schools.

10. **Explain the develop condition that "the Applicant shall extend public utilities to the Property at no cost to the County."**

Response: The Seller of the property is extending utilities to the proposed school site.

GENERAL PLAN

11. **Staff to elaborate on how the site conforms with the Revised General Plan (RGP).**

Response: Loudoun County Planning Staff to Respond. LCPS provided an analysis of the proposed schools' consistency with the County's Adopted Plan policies in the application Statement of Justification, which was included in the staff report.

12. **RGP School Policy 4 that public schools be located at the focus of the attendance area:**

    a. **How are student population numbers derived?**

        i. **Explain Capital Intensity Factor (CIF). How and when formula was derived and is it accurate.**

Response: LCPS provides input into the CIF. Chapter 11 of the RGP describes the CIF under the Proffer Guidelines (reference Page 11-1 of the RGP). The following is a summary of the CIF from the RGP:

The CIF is utilized by the County to assist in determining the impact of proposed residential development and to estimate the capital facilities costs per unit by unit type. The CIF is based on the adopted service plans and levels for each type of development and is calculated using the following formula:

CIF = (Household Size x Facility Cost Per Capita) + (Students per Household x School Cost per Student)

Ultimately, the CIF is a tool that permits the County to provide an equitable and uniform evaluation of developer proffers and other proposals for densities above the specified base density for each planning policy area and results in the guidelines for developer proffer contributions to offset capital facility impacts.

The current standard LCPS utilizes for projecting student generation based on housing type is as follows:

Single Family Detached (SFD):	.83 (student)
Single Family Attached (SFA):	.47 (student)
Multi-family (MF):	.28 (student)

To distribute the student projection by school type, the following standard is applied:

Elementary:	.51
Middle:	.22
High:	.27

An example project assessment is attached for your information. LCPS provides project impact assessments for all residential projects as a part of the referral process for Loudoun County. This includes both legislative applications (zonings and special exceptions) and ministerial projects (subdivisions and site plans). LCPS annually forecasts student enrollment. The enrollment projection methodology process is described in detail in the School Board Adopted CIP, pages 7-10 of the FY2009-FY2014 CIP, attached for easy reference. To summarize, the projections are based on historic and current enrollment figures for the district and all of its schools. The forecasted student numbers are derived using the cohort survival technique. Final student population estimates are further refined by comparing the data to expectations regarding local economic activity, building permit data and birth rates.

School enrollment projections are prepared annually utilizing historic September 30 enrollment figures and establishing ratios which track students as they advance through the grades. The ratios assist in the formulation of at least six projection scenarios. The data from the projection models are then compared to demographic and economic factors such as birth and death rates, migration, employment, and building permit information. The model which best fits local socioeconomic conditions is then selected and adjusted

based on the aforementioned assumptions and expectations. At the end of this month, LCPS will embark upon the update of the enrollment projections for the FY2010-2014 CIP and budget review process.

b. Compare students attending HS-~~5~~7 to total number of students in Suburban Policy Area (Dulles).

Response: The boundary process for HS-7 will begin in early 2009. For secondary schools the boundary is established approximately 18 months in advance. (For elementary schools it is approximately 12 months in advance). Because the boundary for HS-7 has not been established, the student distribution is not known.

As a part of the traffic analysis a potential service area was prepared. This area is conservative in that it is likely larger than what the boundary will ultimately be. Nonetheless, in order to provide a preliminary estimate of the number of students that may begin at HS-7 as compared to the total number of Suburban area students in the current Freedom High School Cluster, we have applied the school planning zones to the service area and offer a to date snapshot based on both approved and proposed residential projects and the anticipated high school students from the units to be built. We have broken the student projection out by Suburban, Transition and Rural Planning areas as they relate to the existing Freedom High School boundary as well as the potential HS-7 boundary and the potential Freedom High School Boundary once HS-7 is constructed. **Please refer to the attachments.** [Note: comparing the students to the total Dulles South Suburban area would not provide an accurate picture inasmuch as the Dulles South Suburban Area is larger than the Freedom High School boundary and the potential service area for HS-7]

School boundaries are fluid in nature. As growth occurs, the boundaries are adjusted. In higher density areas, the boundaries will reduce in size over time. The example offered at the public hearing was that of Broad Run High School which until Fall 2000 served the area from the Potomac River to the southern end of the County and included Dulles South. The Broad Run boundary was adjusted with the construction of Stone Bridge in 2000, and with Freedom and Briar Woods in 2005. The Dulles North area was once the center of growth but now it is Dulles South. And, while there is a slower growth rate presently, it is expected that growth will continue given Loudoun's proximity to the Greater Washington Metropolitan Area. Please see responses to questions e. and f. below.

c. Provide current student attendance for Stone Hill, Mercer, and associated elementary schools.

Response: Please refer to the attachments.

d. Provide the most recent number of building permits issued in the following areas:

i. Upper Broad Run Policy Area and Suburban Policy Area.

ii. **Suburban Policy Area south of Route 50 (east of Transition Area, north of Braddock Road, east of Fairfax County line).**

Response: Loudoun County Planning Staff is Providing Requested Information.

e. **Identify residential units approved but unbuilt within Upper Broad Run Policy Area and Suburban Policy Area south of Route 50. What is the anticipated student generation from these units?**

Response: Please refer to the attachments. LCPS has provided a detailed analysis of the current Freedom High School Boundary as well as the potential Freedom High School Boundary and potential HS-7 High School boundary which will afford a better understanding of the population to be served. The service area is larger than the Upper Broad Run Policy Area and the Suburban Policy Area south of Route 50. For an estimation of the Broad Run Policy Area, however, see item f below.

f. **What is the student generation from by-right projects approved in the Lenah area? What percentage of the schools will be made up of these students?**

Response: Loudoun County Public Schools has prepared a map of the approved and pending projects in the vicinity of the Lenah school site. The total number of units is 3,638 with a projected student population of 3,040. Broken out by elementary (1,550), middle (669) and high (821), approximately 50% of the proposed MS-5 and HS-7 capacity would serve this projected student population from the surrounding area. Please reference the attached by-right subdivision summary and map.

13. **RGP School Policy 2 to minimize transportation costs:**

a. **What is the per student transportation cost for students attending the proposed high school and middle school versus students attending Freedom High School and Mercer Middle School.**

Response: LCPS transportation costs are not broken out by school or by school cluster because every school is different. The 2006-0007 annual cost per regular education student was $221.91.

Generally, from Leesburg east, there are economies of scale associated with development densities. In the rural areas of the County, where greater distances are involved, transportation costs increase. In Western Loudoun every house becomes a bus stop. LCPS has addressed the low density of Western Loudoun by transporting middle and high school kids on the same buses.

Transportation for students transported from the Rural Areas of Aldie and the Transition Area around Lenah is more expensive because of lower densities. The larger, less dense areas require more buses and fewer students are carried per bus. Location of a school

proximate to these areas will reduce the current transportation costs for these students. Areas further away, such as the Suburban Area to the east and the Transition Area that is south of the Suburban Area will result in the students being transported further but ultimately will be more efficient because of the higher densities. The buses serving these areas will be full and the same buses will be available for multiple loads for the staggered school (elementary, middle and high) start and dismissal times. Overall, there are no significant cost differentials between the proposed MS-5/HS-7 potential service area and the existing Freedom/Mercer service area.

14. **RGP refers to civic uses as part of villages. Upper Broad Run Subarea has no villages. Are civic uses therefore not permitted in Upper Broad Run? What is RGP position on civic uses when no villages recommended?**

Response: Loudoun County Planning Staff to Respond.

15. **What is the plan for pedestrian connections? Will schools be linked to adjacent neighborhoods by sidewalks or trails on both sides of roadways and crosswalks, and where possible, linked to greenways or trails?**

Response: The development of the school site will include the provision of an interconnected pedestrian system including trails and sidewalks. Along existing Lenah Road there will be a 10 foot in width trail on the south side of Lenah Road with a designated crosswalk location at Lenah Run Drive. The internal school driveway which connects existing Lenah Road to the Lenah Connector Road will have a 10 foot in width trail on the west side and a 5 foot sidewalk on the east side. The construction of the Lenah Connector Road includes a 10 foot trail on the west side. The internal trail/sidewalk system provides access among the school facilities. There is also a trail to connect to a future trail within the Lenah residential subdivision to the south. The Lenah residential subdivision will include sidewalks on their internal streets. Sheet 5 of the Special Exception Plat depicts the proposed pedestrian network for the school site.

16. **What is the rationale for co-locating the schools?**

Response: From a land use perspective there are several advantages to co-location. Site design and development advantages include shared internal drives, road frontage improvements, utility extensions, landscaping, and storm water management. Parking may be shared for major events such as back to school nights or sporting events. Bus parking facilities can also be shared. From an application processing perspective, multiple schools may be approved under one special exception/commission permit and/or zoning review. These shared aspects serve to reduce costs in land acquisition, construction, and securing permits.

Co-location of schools also affords mentoring opportunities for students, and the potential for students to take higher level classes. Teacher Cadets are close to the schools in which they complete their classroom requirements. Early Childhood Education students can access elementary and preschool students more readily for field experiences. Student tutors are able to assist at lower grade levels. There are opportunities for enhanced K-12

Science, Technology, Engineering, and Mathematics (STEM) learning activities and skills necessary for the 21st century. Co-location affords opportunity for early back and grade level transitions and teachers at multiple grade levels have more opportunities to collaborate. Bands, choruses, and other special groups or clubs have a school close by in which to perform. Joint school service projects can be developed through school clubs. Co-located schools have also allowed LCPS to relieve overcrowding at one school by using available space at the other school on the overall campus. There is also the opportunity to have back up facilities during an emergency situation.

Co-location is not new to LCPS. Dominion High School and Seneca Ridge Middle School (combined 2007-08 program capacity of 2,481) as well as Potomac Falls High School and River Bend Middle School (combined 2007-08 program capacity of 2,583) are co-located. J. Lupton Simpson Middle School and Evergreen Mill Elementary School and Heritage High School (combined 2007-08 program capacity 3,466) are located across Evergreen Mill Road from each other. There are other co-located schools (elementary and high and elementary or middle) including: Park View High School and Sterling Elementary School (Sterling); Liberty Elementary School which opened this Fall across the street from Freedom High School (Dulles South); John W. Tolbert, Jr. Elementary School and Harper Park Middle School (Leesburg); Woodgrove High School is planned adjacent to Mountain View Elementary School (Western Loudoun); and Kenneth W. Culbert Elementary School is under construction adjacent to Harmony Intermediate School (Western Loudoun).

In addition, there are other planned co-locations. Smart's Mill Middle and Frances Hazel Reid Elementary Schools are co-located and a new high school (Tuscarora High School/HS-5) is planned across the street (Leesburg). HS-6 is planned to be located adjacent to Rosa Lee Carter Elementary School (Ashburn/Dulles). Sites are under review for a co-located middle and high school in Western Loudoun. The proposed co-location of MS-5 and HS-7 (combined projected capacity of 3,150) is consistent with prior as well as planned future co-locations.

LCPS has not experienced negative impacts among the student bodies as a result of the co-location of schools. The schools start and dismiss at different times. By the time the high school students arrive, the middle school has started classes and by the time the high school dismisses the middle school buses have already departed. Both schools have the facilities needed to support their respective programs. There should be no disadvantage to this co-location. To the contrary, there are many benefits as outlined above.

Attachments:

Utility Exhibit

Example LCPS Student Projection Referral

CIP Excerpt for Enrollment Projection Methodology

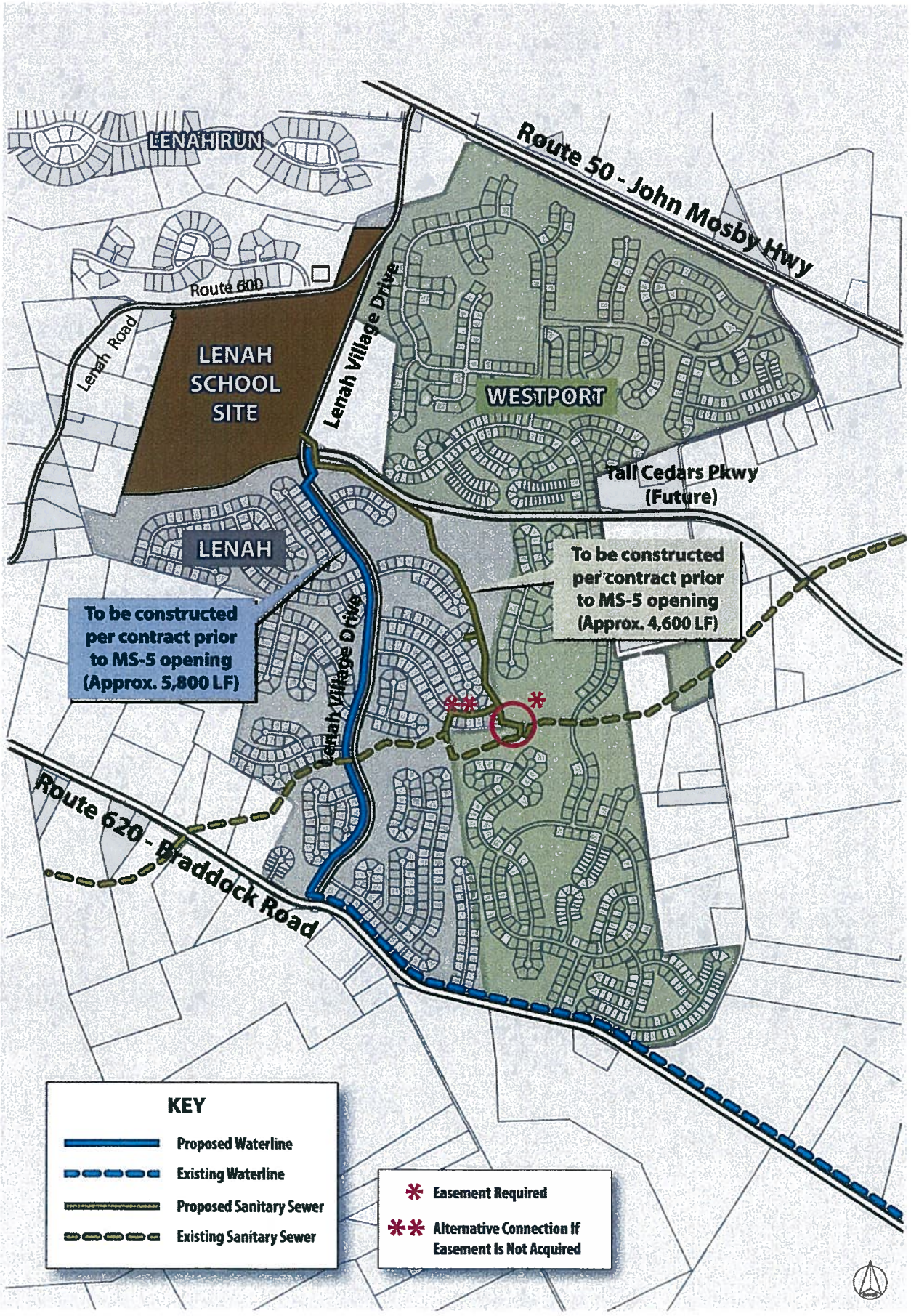
Student Enrollments and Projections for Freedom Cluster and Potential Service Boundaries with Construction of HS-7

Current Enrollment for Freedom Cluster plus Stone Hill

Summary of Subdivisions in Vicinity of Proposed Lenah School Site

Pedestrian Network Exhibit

ATTACHMENT 1



LENAH PROPERTY

UTILITIES EXHIBIT

DATE: SEPTEMBER 15, 2008
SCALE: 1"=1000'

Bowman CONSULTING

ATTACHMENT 2

LOUDOUN COUNTY PUBLIC SCHOOLS
PLANNING AND LEGISLATIVE SERVICES
21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1101

March 19, 2007

Mr. Marchant Schneider
County of Loudoun
Department of Planning
1 Harrison Street, SE
Post Office Box 7000
Leesburg, Virginia 20177

RE: ZMAP 2006-0026/Lambert Property

Dear Mr. Schneider:

School Board staff has reviewed the zoning map amendment for the Lambert property. Based on the 2005 Virginia-County of Loudoun School Census, the proposed 230 single family detached and 140 single family attached units will generate a total of 257 school-age children: 131 elementary school-age children (grades K-5), 56 middle school-age children (grades 6-8), and 70 high school-age children (grades 9-12).

New students generate substantial operational and capital expenses. The escalating costs are evident in the County's operational and capital budgets. The ***School Board Adopted FY 2007 through FY 2012 Capital Improvements Program*** and the ***School Board Adopted FY 2007 Operating Budgets*** underscore the financial effects that student growth has on Loudoun County. Approval of the Lambert rezoning application will generate the following operating and capital expenses (see attached chart):

- Capital costs for the development's elementary school students will be $3,403,006;
- capital costs for the development's middle school students will be $1,803,615;
- capital costs for the development's high school students will be $3,250,333; and
- the annual operating costs for the 257 students projected with this application are estimated to be $3,204,019.

The total estimated capital costs of $8,456,954 and the annual operational costs estimated at $3,204,019 will be needed to fund the educational services for the Lambert property alone. The School Board is cognizant that these projected costs do not reflect anticipated revenues from real estate taxes, personal property taxes, and sales taxes. Nevertheless, the financial costs of all residential rezonings are not only significant, but also generate ongoing expenses that will continue to increase with the passage of time.

A review of currently approved residential development suggests that Loudoun County Public Schools can anticipate more than 16,000 additional students over the next five years. This calculation does not embody children who are currently being served by Loudoun County Public Schools, nor does it include future potential students from by-right developments. The current Capital Improvements Program has utilized all proffered school sites. Projected enrollment growth will surpass all potentially available

future capacity that is embodied in existing school proffers. The Dulles subarea is presently and will continue to experience significant student enrollment growth. Children from currently approved developments will more than fill the area schools.

To date in the Dulles area, excluding Brambleton but generally described as the Mercer Middle/Freedom High School cluster area, the approved residential units will generate an estimated 11,550 school-age children. Approximately 37 percent or more than 4,280 of these students will come from either by-right or rezoned subdivisions which did not proffer land for a school or capital facility funds specifically earmarked for public schools. Yet these developments will create the need for 2.5 elementary, .7 middle, and .6 high school facilities. With the Lambert rezoning, the applicant has identified a 19-acre public use site for potential designation as an elementary school site. Staff has talked with the applicant regarding the potential proffer and plans to attend the March 28, 2007 DRC meeting to further discuss the proposed site. The location of an elementary school site within the Lambert property would help relieve projected student overcrowding in the Dulles subarea.

At present, the public school facilities serving the Lambert property are Pinebrook Elementary School, Mercer Middle School, and Freedom High School. Staff would request that the applicant update and correct the public school facilities notation in future documentation.

And finally, safe walking paths within communities remain an important concern for the School Board, staff, and parents of the children who attend our schools. The lack of safe walking paths for students within subdivisions create a growing safety hazard and increase operational costs. Should new subdivisions contain sidewalks on both sides of the street, children could safely walk to a bus stop or school. Sidewalks not only increase operational efficiency, but ultimately mean less time on the school bus for Loudoun's children. In reviewing the statement of justification for the Lambert property, the applicant has indicated that "sidewalks will be provided on both sides of each street."

The Loudoun County School Board is concerned about all land development applications. Both capital facility expenditures and operational costs are significantly impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child that resides in Loudoun County. Should you require any further information prior to the March 28, 2007 DRC meeting, please contact me at your earliest convenience.

Sincerely,

Sam Adamo

Sam Adamo, Director

Attachment

c: Edgar Hatrick, Division Superintendent
Sara Howard-O'Brien, Land Management Supervisor
Randy Vlad, Land Acquisition Supervisor
Loudoun County School Board
(Site Location: Dulles Election District)

3/19/2007

Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

Project Name: ZMAP 2006-0026/Lambert Property

2005 Virginia-County of Loudoun School Census Student Generation Factors		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.83	230	97	42	52	191
Single Family Attached (SFA)	0.47	140	34	14	18	66
Multifamily (MF)	0.28	0	0	0	0	0
Total Students		**370**	**131**	**56**	**70**	**257**

Capital Costs	Elementary School Cost (FY 2007 CIP)	Middle School Cost (FY 2007 CIP)	High School Cost (FY 2007 CIP)	Total Capital Expenditure
School Cost	$22,730,000	$43,480,000	$83,580,000	
Capacity	875	1,350	1,800	
Per Pupil Cost	$25,977	$32,207	$46,433	
Project's Capital Costs	**$3,403,006**	**$1,803,615**	**$3,250,333**	**$8,456,954**

Annual Operational Costs	FY 2007 Estimated Per Pupil Cost	Student Generation Total	Annual Operational Costs
	$12,467	257	**$3,204,019**

School Facility Information	Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)
2006-07 School Attendance Zone	Pinebrook	Mercer	Freedom
September 30, 2006 Student Enrollment	906	1117	908
2006-07 Building Program Capacity	813	1121	1598

ATTACHMENT 3

SCHOOL BOARD ADOPTED
FY 2009 THROUGH FY 2014
CAPITAL IMPROVEMENT PROGRAM

LOUDOUN COUNTY PUBLIC SCHOOLS

JANUARY 10, 2008

ENROLLMENT ANALYSIS

Loudoun County Public Schools' Department of Planning and Legislative Services annually forecasts student enrollment. The enrollment projections are utilized for a variety of planning and institutional decision making functions, among which operational and capital budgeting are foremost.

An examination of the methodology and administrative procedures which determine school enrollment projections is included as part of the planning process. Individual school forecasts provide a snapshot of the anticipated changes Loudoun's public schools will encounter in the course of the current planning period. Loudoun's rapid population growth not only necessitates new school construction but also brings with it an increasingly diverse student population with varied needs and requirements.

ENROLLMENT PROJECTION METHODOLOGY

The projections provide the latest student enrollment trends based on current data for the county and metropolitan region. The projections are based on historic and current enrollment figures for the district and all of its schools. The forecasted student numbers are derived by using the cohort survival technique. Final student population estimates are further refined by comparing the data to expectations regarding local economic activity, building permit data, and birth rates. The formula is as follows:

> A survival ratio is computed for each grade by dividing the enrollment in that grade by the previous grade from the previous year. A projection for the following school year of a particular grade is computed by multiplying the enrollment in the previous grade by the survival ratio of this year's current enrollment at said grade and the previous year's enrollment in the previous grade. For example, to project a second grade enrollment of year 1 (next school year), the second grade enrollment of year 0 (current school year) would be divided by the first grade enrollment for year -1. The subsequent ratio is then multiplied by the current first grade enrollment to obtain a projection for the upcoming year's second grade enrollment. Birth data and school census information are used to help project kindergarten enrollment.

Projections are an informed and educated estimate of future student enrollment. Additionally, forecast accuracy generally diminishes as the geographic area becomes smaller and as the planning horizon becomes more distant. The calculations are subject to local and national trends, which cannot always be anticipated. There are a host of factors which can affect projection accuracy. These include, but are not limited to, national and local economic vitality, building permit data, in and out migration measures, household size, birth rates, grade retention, and student transfers from private to public school and visa-versa. The district does not have the resources to monitor all the factors which affect student population change, nor do time lines associated with budget and capital planning permit the application of the most current data on an ongoing basis. Nevertheless, research has found that the

cohort survival method is an accurate and reliable forecasting tool for school district enrollment projections. The technique produces significantly more accurate projections than similar forecast methodologies.

In recent past, cohort survival methodology has produced one year projections within ±1.6 percent of the division's actual September 30 enrollment.

September 30 of Year	Actual Enrollment	Actual Enrollment as Percentage of the Projected Enrollment
2002	37,532	100.4%
2003	40,751	101.2%
2004	44,014	98.4%
2005	47,361	99.8%
2006	50,478	99.5%
2007	54,047	101.2%

In reporting projected enrollments, it is presumed that the assumptions underlying the projections will remain constant for the near term. While change occurs on a daily basis, the projections and their assumptions are updated on an annual basis. The current assumptions are:

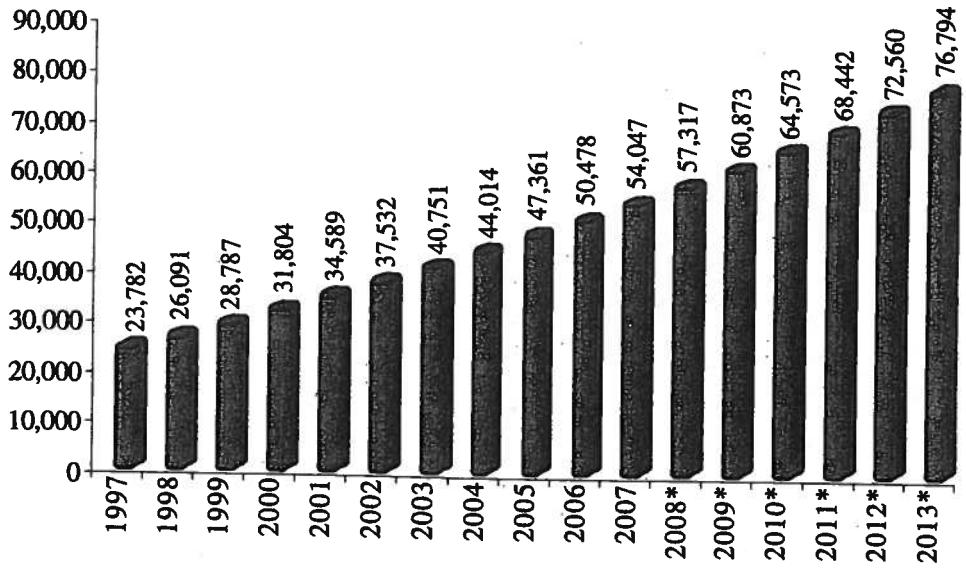
- Population growth for Loudoun County will continue to increase between three and four percent annually.
- Loudoun's public school enrollment growth will continue to exceed general population growth.
- The metropolitan economy will continue its expansion.
- The annual number of issued building permits in Loudoun County will remain at or around the 3,000 unit range.
- Employment and housing availability in Loudoun will continue to attract families with children.
- Loudoun County's annual birth rate will remain at or around 5,000 residential births.
- The in-migration of young families in their prime childbearing years will continue in Loudoun County.
- The out-migration of families will have little or no effect on the district's enrollment growth.
- Loudoun's public school dropout rate will remain below the two percent level.

School enrollment projections are prepared annually utilizing historic September 30 enrollment figures and establishing ratios which track students as they advance through the grades. The ratios assist in the formulation of at least six projection scenarios. The data from the projection models are then compared to demographic and economic factors such as birth and death rates, migration, employment, and building permit information. The

model which best fits local socioeconomic conditions is then selected and adjusted based on the aforementioned assumptions and expectations.

On September 28, 2007, total Loudoun County Public School enrollment was 54,047 students - an increase of 3,556 students from the 2006-07 (September 29, 2006) school year. Projections for the six-year planning period indicate a six percent annual increase, on average, in student membership.

Loudoun County Public Schools
September 30 Historic and Projected* Enrollment



Enrollment is forecast to grow to 76,794 students by the 2013-14 school year. Elementary school enrollment, students in kindergarten through grade five, will increase from 26,570 (September 28, 2007) to 37,734 pupils by September 30, 2013. Our preschool membership, comprised of students with special education needs as well as those qualifying for the Head Start and STEP (Starting Toward Excellence in Preschool) programs, will grow by 74 percent over the next six years to an enrollment of 1,232 students. A total of 17,529 students are projected to be in Loudoun's middle schools (grade six through grade eight) in September 2013, compared to the 11,982 enrolled in September 2007. High school enrollment forecast 20,299 students (grade nine through grade twelve) for the 2013-14 year - an increase of 5,514 students from the reported September 28, 2007 division count. Detail on Loudoun County Public Schools historic September 30 enrollment is provided in the 'Supplemental Information' section of this document.

The volume and pace of the anticipated student enrollment increases present significant educational, organizational, and operational challenges for Loudoun County. Projected student enrollments prepared for the Virginia Department of Education predict that

Virginia's public school population will increase by an estimated 2.5 percent between the 2006-07 and 2011-12 school years. Enrollment is increasing statewide, however, the data show that only 63 of Virginia's 132 school divisions will enroll more students over the identified five years. The forecast indicates that LCPS will report the greatest increases in enrollment for the period, contributing more than one-third of the Commonwealth's student enrollment growth.[1] The challenge to provide facilities and future school sites necessary to sustain the educational programs of Loudoun's public schools will remain one of the most important issues in the county for the remainder of the decade and beyond.

[1] Michael Spar, "Public School Enrollment Trends: 2007 to 2011," *Numbers Count - Analysis of Virginia Population*, August 2007.

ATTACHMENT 4

12. RGP School Policy 4 that public schools be located at the focus of the attendance area:
b. Compare students attending HS-~~5~~7 to total number of students in Suburban Policy Area (Dulles).

Response:

Pupil Generation Factors (PGF), the number of children per unit of housing, are an integral part of the school planning process. PGF are a significant component of the methodology utilized to project public school enrollment. Further, the factors assist in determining the impact of new residential development on existing and planned educational infrastructure.

The primary source to derive PGF is the triennial school census. Data on the number of children one to nineteen years of age are compiled and then compared to the number of residential units to obtain a ratio of the number of children per unit of housing.

The current PGF are based on the 2005 Virginia-County of Loudoun School Census.

Single Family Detached (SFD) Units:	.83 student
Single Family Attached (SFA) Units:	.47 student
Multifamily (MF) Units:	.28 student

The 2008 Virginia-County of Loudoun School Census report will be presented to the Loudoun County School Board on September 23, 2008.

To distribute the student projections by school type, the following standard is applied:

Elementary School (Grades K-5):	0.51
Middle School (Grades 6-8):	0.22
High School (Grades 9-12):	0.27

12. RGP School Policy 4 that public schools be located at the focus of the attendance area:
b. Compare students attending HS-57 to total number of students in Suburban Policy Area (Dulles).

Response:

 # HIGH SCHOOL STUDENTS

Current Freedom HS Attendance Area	# HS Students			
	Suburban	Transition	Rural	TOTAL
* 2007-08 LCPS Students by Planning Zone	1055	142	41	1238
** Future Potential Students from Approved "To Be Built" Residential Projects	1024	1258	63	2345
SUBTOTAL	**2079**	**1400**	**104**	**3583**
** Future Potential Students from Proposed "To Be Built" Residential Projects	35	-86	0	-51
TOTAL	**2114**	**1314**	**104**	**3532**
2007-08 Freedom HS Program Capacity				**1600**

Potential MS-5/HS-7 Service Area	# HS Students			
	Suburban	Transition	Rural	TOTAL
* 2007-08 LCPS Students by Planning Zone	236	117	41	394
** Future Potential Students from Approved "To Be Built" Residential Projects	242	1246	63	1551
SUBTOTAL	**478**	**1363**	**104**	**1945**
** Future Potential Students from Proposed "To Be Built" Residential Projects	1	-86	0	-85
TOTAL	**479**	**1277**	**104**	**1860**
Anticipated HS-7 Program Capacity:				**1800**

Potential (New/Revised) Freedom HS Service Area	# HS Students			
	Suburban	Transition	Rural	TOTAL
* 2007-08 LCPS Students by Planning Zone	819	25	0	844
** Future Potential Students from Approved "To Be Built" Residential Projects	782	12	0	794
SUBTOTAL	**1601**	**37**	**0**	**1638**
** Future Potential Students from Proposed "To Be Built" Residential Projects	34	0	0	34
TOTAL	**1635**	**37**	**0**	**1672**
2007-08 Freedom HS Program Capacity				**1600**

* Planning Zone (PZ) data reflect student enrollment counts on September 17, 2007 by residential location address not necessarily by the school each student attended. Further when a Planning Zone was bissected by the Rural/Transition or Transition/Suburban areas, the area encompassing the greater portion of the Planning Zone was selected.
** Based on the 2005 Virginia-County of Loudoun School Census Pupil Generation Factors (.83 SFD/.47 SFA/.28 MF) as applied to the area residential projects. The residential projects reflect the associated number of approved/proposed units less the units built/permitted as of January 1, 2008 (2007 Annual Growth Summary).

12. RGP School Policy 4 that public schools be located at the focus of the attendance area:
b. Compare students attending HS-57 to total number of students in Suburban Policy Area (Dulles).

Response:

 # MIDDLE SCHOOL STUDENTS

Current Freedom HS Attendance Area	# MS Students			
	Suburban	Transition	Rural	TOTAL
* 2007-08 LCPS Students by Planning Zone	1105	158	30	1293
** Future Potential Students from Approved "To Be Built" Residential Projects	834	1025	51	1910
SUBTOTAL	**1939**	**1183**	**81**	**3203**
** Future Potential Students from Proposed "To Be Built" Residential Projects	29	-70	0	-41
TOTAL	**1968**	**1113**	**81**	**3162**

2007-08 Mercer MS Program Capacity **1187**

Potential MS-5/HS-7 Service Area	# MS Students			
	Suburban	Transition	Rural	TOTAL
* 2007-08 LCPS Students by Planning Zone	310	121	30	461
** Future Potential Students from Approved "To Be Built" Residential Projects	197	1016	51	1264
SUBTOTAL	**507**	**1137**	**81**	**1725**
** Future Potential Students from Proposed "To Be Built" Residential Projects	1	-70	0	-69
TOTAL	**508**	**1067**	**81**	**1656**

Anticipated MS-5 Program Capacity: **1350**

Potential (New/Revised) Freedom HS Service Area	# MS Students			
	Suburban	Transition	Rural	TOTAL
* 2007-08 LCPS Students by Planning Zone	795	37	0	832
** Future Potential Students from Approved "To Be Built" Residential Projects	637	9	0	646
SUBTOTAL	**1432**	**46**	**0**	**1478**
** Future Potential Students from Proposed "To Be Built" Residential Projects	28	0	0	28
TOTAL	**1460**	**46**	**0**	**1506**

2007-08 Mercer MS Program Capacity **1187**

* Planning Zone (PZ) data reflect student enrollment counts on September 17, 2007 by residential location address not necessarily by the school each student attended. Further when a Planning Zone was bissected by the Rural/Transition or Transition/Suburban areas, the area encompassing the greater portion of the Planning Zone was selected.
** Based on the 2005 Virginia-County of Loudoun School Census Pupil Generation Factors (.83 SFD/.47 SFA/.28 MF) as applied to the area residential projects. The residential projects reflect the associated number of approved/proposed units less the units built/permitted as of January 1, 2008 (2007 Annual Growth Summary).

12. RGP School Policy 4 that public schools be located at the focus of the attendance area:
b. Compare students attending HS-~~5~~7 to total number of students in Suburban Policy Area (Dulles).

Response:

 # ELEMENTARY SCHOOL STUDENTS

	# ES Students			
Current Freedom HS Attendance Area	Suburban	Transition	Rural	TOTAL
* 2007-08 LCPS Students by Planning Zone	3009	310	56	3375
** Future Potential Students from Approved "To Be Built" Residential Projects	1933	2376	118	4427
SUBTOTAL	**4942**	**2686**	**174**	**7802**
** Future Potential Students from Proposed "To Be Built" Residential Projects	66	-163	0	-97
TOTAL	**5008**	**2523**	**174**	**7705**

	# ES Students			
Potential MS-5/HS-7 Service Area	Suburban	Transition	Rural	TOTAL
* 2007-08 LCPS Students by Planning Zone	868	242	56	1166
** Future Potential Students from Approved "To Be Built" Residential Projects	456	2354	118	2928
SUBTOTAL	**1324**	**2596**	**174**	**4094**
** Future Potential Students from Proposed "To Be Built" Residential Projects	1	-163	0	-162
TOTAL	**1325**	**2433**	**174**	**3932**

	# ES Students			
Potential (New/Revised) Freedom HS Service Area	Suburban	Transition	Rural	TOTAL
* 2007-08 LCPS Students by Planning Zone	2141	68	0	2209
** Future Potential Students from Approved "To Be Built" Residential Projects	1477	22	0	1499
SUBTOTAL	**3618**	**90**	**0**	**3708**
** Future Potential Students from Proposed "To Be Built" Residential Projects	65	0	0	65
TOTAL	**3683**	**90**	**0**	**3773**

* Planning Zone (PZ) data reflect student enrollment counts on September 17, 2007 by residential location address not necessarily by the school each student attended. Further when a Planning Zone was bissected by the Rural/Transition or Transition/Suburban areas, the area encompassing the greater portion of the Planning Zone was selected.

** Based on the 2005 Virginia-County of Loudoun School Census Pupil Generation Factors (.83 SFD/.47 SFA/.28 MF) as applied to the area residential projects. The residential projects reflect the associated number of approved/proposed units less the units built/permitted as of January 1, 2008 (2007 Annual Growth Summary).

Loudoun County, Virginia: FREEDOM HIGH SCHOOL CLUSTER AREA

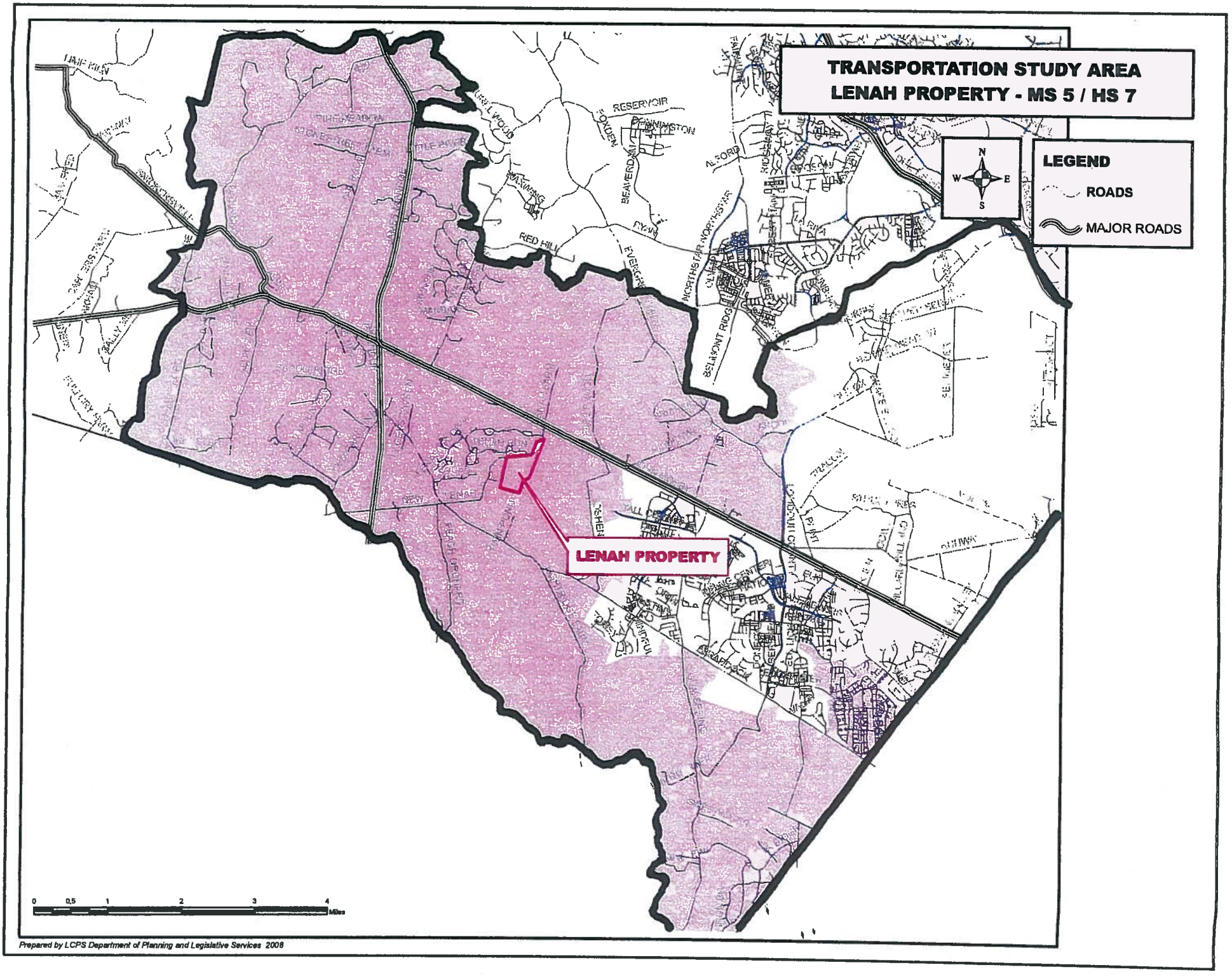
Residential Projects/Applications (Excludes Projects Totaling <10 Units)

Approved Residential Projects

Aldie Estates
Arcola Center (Village at Arcola Center, The)
Arcola II
Arcola Property
Avonlea, The (Pinebrook Village, Pinebrooke Ests)
Barkley's Pointe
Belhaven Estates
Blue Spring Farm
Braddock Corner
Braddock Crossing (Stratshire Crossing, Sherbrooke Glen Ests)
Brambleton Brandt
Briarfield Estates
Broad Run Village
Carolina Acres
CD Smith Property
Cedar Terrace (Ticonderoga Property)
Chudleigh
Clarke Assemblage
Creighton Farms, Estates at
Dawsons Corner
East Gate One (partial of East Gate Assemblage)
East Gate Three
Eastgate Square (Woodburn II)
Elk Run, Estates at (Estates on Elk Run)
Frontier Spring
Gilberts Corner
Glascock Field at Stone Ridge
Greenfield Crossing (Maranatha Farm)
Greenfields
Kimmitt
Kirkpatrick Farms
Kirkpatrick West
Koenig
Lambert
Leaves of Grass
Lenah
Little River Commons (Masira/Huntley Meadows)
Little River Farms
Marbury
Marches, The
Marrwood at Stone Ridge
Mount Beulah Farm
Palisades - Braddock
Poland Road
Providence Glen
Reserve at South Riding I
Reserve at South Riding II
Rosspriory Estates
Seven Hills
South Riding (includes Katama Woods)
South Riding Station
Springs of Lenah (Rockbridge)
Stone Ridge
Townes of East Gate (Gates of Loudoun, The)
Treburg
Westbrook
Westport
White Oak Crest
Winsbury (Arcola Woods)
Winsbury West
Wright Estates (Wright Property)

Proposed Residential Projects

Arcola Property (Arcola I)
Corner Hall
Fox Gate
Greenfields
Lambert
Lenah
Lenah Woods
Stone Ridge Commercial
Westport
Winsbury West Annex
Yardley


TRANSPORTATION STUDY AREA
LENAH PROPERTY - MS 5 / HS 7
LEGEND
ROADS
MAJOR ROADS
N
W
E
S
LENAH PROPERTY
0 0.5 1 2 3 4
Miles
Prepared by LCPS Department of Planning and Legislative Services 2008

ATTACHMENT 5

12. RGP School Policy 4 that public schools be located at the focus of the attendance area:
c. Provide current student attendance for Stone Hill, Mercer, and associated elementary schools.

Response:

Freedom High School Cluster Capacity and Attendance Information Plus Stone Hill MS			
School	2007-08 Program Capacity	2007-08 Enrollment (09/28/2007)	2008-09 Enrollment (09/15/2008)
Freedom HS	1600	1217	1402
Mercer MS	1187	1267	1276+ *[1324]*
Aldie ES	137	103	115
Arcola ES	809	494	596
Hutchison Farm ES	817	964	814
Liberty ES	TBD++		751
Little River ES	817	1042	902
Pinebrook ES	823	759	592
Stone Hill MS	1322		724+ *[676]*

+ As of September 15, 2008, 48 students had been assigned to Stone Hill MS due to an enrollment cap in place at Mercer MS.

++ Building program capacity is determined annually based on the instructional programs and room usage at each school. Liberty ES opened in September 2008 with an anticipated program capacity of 875.

ATTACHMENT 6

Subdivisions in the Vicinity of the Proposed Lenah Property School Site
SPEX 2008-0017 & CMPT 2008-0007, MS-5 and HS-7
(Updated July 8, 2008)

Subdivision Name/Number	Acreage	Status	Number of Residential Units	Number of Projected Students
Aldie Estates, Phase I (SBPL 2004-0022)	27.05 ac.	Approved	29	24
Aldie Estates, Phase II (SBPL 2004-0021)	55.38 ac.	Approved	59	49
Lenah Run (SBPL 1998-0020)	459.98 ac.	Approved	256	235 (actual)
Rockbridge Lots 1-27 (SBPL 2005-0027)	41.68 ac.	Approved	27	22
Rockbridge Phase 2 (SBPL 2006-0044)	71.74 ac.	Pending	90	75
Lenah (SBPL 2008-0002)	481 ac.	Pending	499 (628 appd)	414
Westport (SBPL 2006-0040)	590.88 ac.	Approved	958	795
Westbrook (SBPL 2000 -0079)	228.15 ac.	Approved	29	24
Marwood @ Stone Ridge (SBPL 2007-0013)	89.99 ac.	Approved	71	59
Greenfields (SBPL 2007-0025)	1998.27 ac.	Pending	674	559
The Marches (SBRD 2001-0002)	121.25 ac.	Approved	33	27 (actual)
Gilberts Corner (SBPL 2006-0022)	148.25 ac.	Approved	14	12
Rosspriory Estates (SBPL 2002-0009)	83.26 ac.	Approved	21	17
Broad Run Village (SBPL 2005-0043)	1132.68 ac.	Approved	410	340
Arcola (SBPL 2007-0024)	439.34 ac.	Pending	362	300
Lenah Woods (SBPL 2007-0026)	53.86 ac.	Pending	57	47
Koenig Property (SBPL 2006-0089)	49.09 ac.	Approved	49	41
Total			**3638**	**3040**

The student generation factor for single family detached housing is .83. The projected (and actual) students for the area surrounding the proposed school site are 3,040. The typical breakout would result in 1,550 elementary (.51), 669 middle (.22), and 821 high (.27) school students. These numbers do not include existing larger lots in the immediate area only the identified subdivisions. Also note that the projected/actual number is slightly higher than a straight calculation of .83 times the total number of units because actual student counts were used for Lenah Run (.917) which has a higher generation factor.

ES Capacity: 875
MS Capacity: 1,350
HS Capacity: 1,800

Transition Area Applications

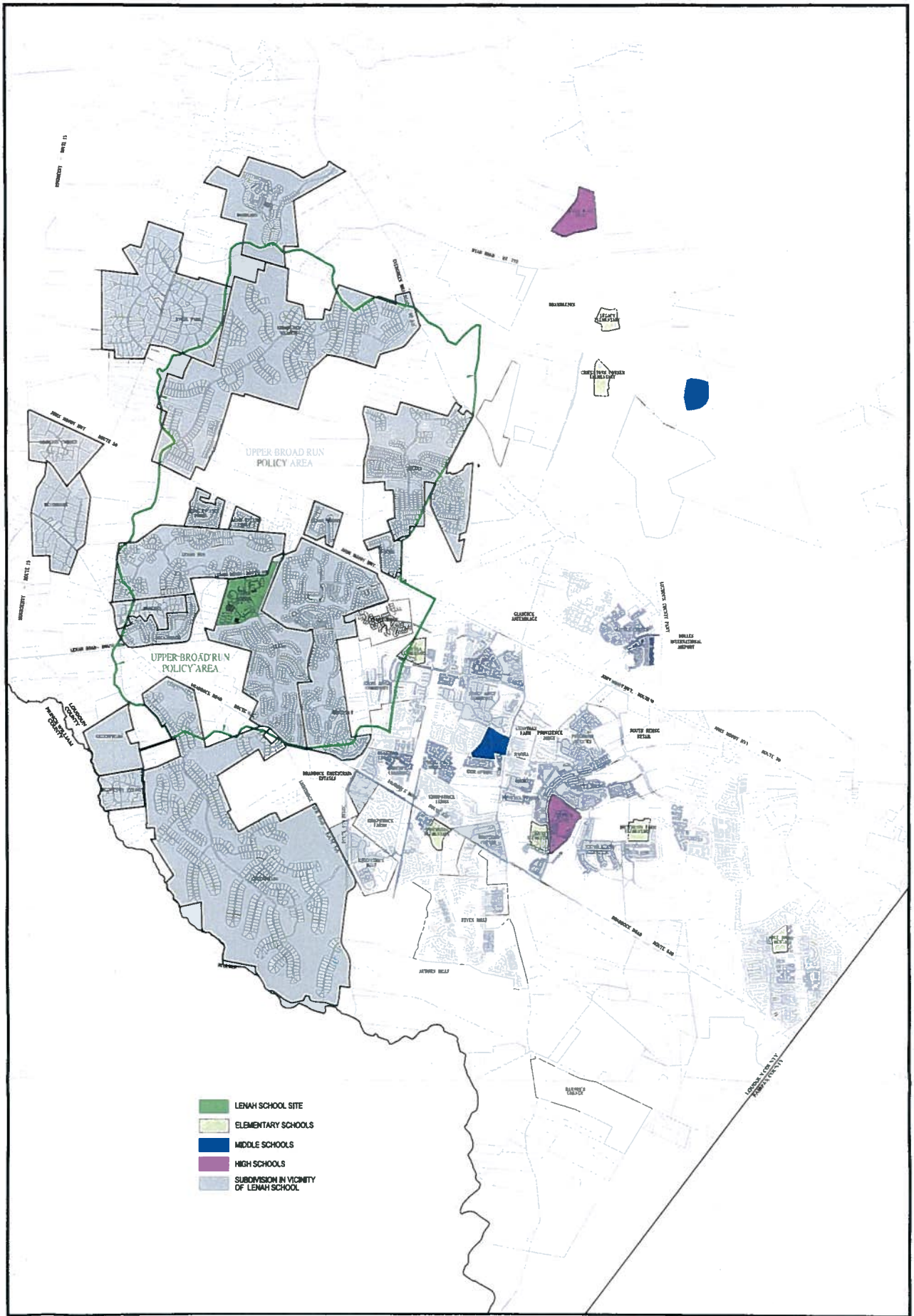
Subdivision Name	Acreage	Application Number	Date Filed	Application Status	Action Date	Number of Residential Units Proposed
Red Cedar	1295.71	ZMAP-2000-0007	8/17/2000	Approved	2/4/2004	317
Red Cedar Hamlet	1219.44	SBPL-2001-0044	6/13/2001	Approved	1/20/2002	55
Red Cedar Village	1295.71	SBPL-2002-0044	11/7/2002	Conditionally Approved	8/23/2004	317
Red Cedar Village Middle Village Revsn	1294.24	SBPL-2005-0015	4/12/2005	Approved	5/24/2005	317
Goose Creek Bend	185	SBPL-2001-0055	7/31/2001	Approved	3/25/2002	36
Ridgewater Park (formerly Creekside)	651.85	CPAM-2004-0020	8/31/2004	Superceded	3/1/2005	n/A
Ridgewater Park (formerly Creekside)	1018	CPAM 2006-0003	11/21/2006	Denied	3/20/2007	n/A
Ridgewater Park (formerly Creekside)	388	ZMAP-2005-0028	7/26/2005	Withdrawn	12/27/2007	995
Evergreen Rural Village	845.52	ZMAP-2002-0002	1/4/2002	Approved	6/2/2003	305 (292 hamlet + 13 conservancy)
Evergreen Hamlets	353.1	SBPL-2002-0021	5/17/2002	Approved	11/1/2002	72 (61 hamlet + 11 conservancy)
Evergreen Rural Village	849.28	SBPL-2003-0010	10/14/2003	Approved	11/19/2004	305 (292 hamlet + 13 conservancy)
Woodland Village (Greene Mill Preserve)	424	ZMAP-1997-0001	1/8/1997	Approved	1/21/1998	229
Woodland Village (Greene Mill Preserve)	424	SBPL-1998-0012	6/15/1998	Approved	7/15/2003	223
Greenvest/Dulles South Properties	4200	CPAM 2004-0021	9/1/2004	Superceded	3/1/2005	n/A
Upper Broad Run/Upper Foley Transition Subareas	9221	CPAM 2005-0003	3/16/2005	Denied	11/8/2006	n/A
Broad Run Village	1132.68	ZMAP-2005-0034	8/31/2005	Withdrawn	3/5/2007	3313
Broad Run Village	1064.53	SBPL-2000-0028	4/26/2000	Rejected	5/5/2000	332 (292 hamlet + 40 conservancy)
Broad Run Village	1064.53	SBPL-2000-0043	7/12/2000	Withdrawn	2/21/2001	210
Broad Run Village	1132.68	SBPL-2005-0043	11/10/2005	Conditionally Approved	7/13/2007	410
Greenvest/Dulles South Properties	4200	CPAM 2004-0021	9/1/2004	Superceded	3/1/2005	n/A
Upper Broad Run/Upper Foley Transition Subareas	9221	CPAM 2005-0003	3/16/2005	Denied	11/8/2006	n/A
Arcola - George Mason University	439.34	ZMAP-2005-0045	12/27/2005	Withdrawn	3/5/2007	3121
Arcola I	439.34	SBPL-2007-0024	11/8/2007	Active	n/A	362
Koenig Property	49.09	SBPL-2006-0089	9/26/2006	Approved	3/13/2007	49
Westport	590	CPAM 2004-0019	8/30/2004	Superceded	3/1/2005	1730
Upper Broad Run/Upper Foley Transition Subareas	9221	CPAM 2005-0003	3/16/2005	Denied	11/8/2006	n/A
Westport	613.37	ZMAP-2005-0030	8/8/2005	Active	n/A	1761
Westport S 1 Lots 1-43	169.69	SBPL-2000-0018	3/24/2000	Denied	8/11/2000	43
Westport	590.85	SBPL-2004-0024	11/18/2004	Approved	3/29/2006	634
Westport II	100.79	SBPL-2005-0034	9/9/2005	Withdrawn	6/13/2006	187
Westport (Revised)	590.88	SBPL-2006-0040	5/17/2006	Approved	9/13/2007	958
Marrwood at Stone Ridge	115.39	SBPL-2005-0007	2/9/2005	Conditionally Approved	8/14/2006	115
Marrwood at Stone Ridge	89.99	SBPL-2007-0013	8/15/2007	Active	n/A	71
Greenvest/Dulles South Properties	4200	CPAM 2004-0021	9/1/2004	Superceded	3/1/2005	n/A
Upper Broad Run/Upper Foley Transition Subareas	9221	CPAM 2005-0003	3/16/2005	Denied	11/8/2006	n/A
Lenah	457.67	ZMAP-2005-0033	8/31/2005	Withdrawn	3/5/2007	1924
Lenah	469.37	SBPL-2005-0044	11/10/2005	Approved	5/25/2007	628
Lenah Woods, Lots 1-57, Parcels A-G	53.86	SBPL-2007-0026	12/12/2007	Active	n/A	57
Aldie Estates, Phase 1	27.05	SBPL-2004-0022	10/21/2004	Approved	8/21/2006	29
Aldie Estates, Phase 2	55.38	SBPL-2004-0021	10/21/2004	Approved	6/12/2006	59
Rockbridge Lots 1-27	41.68	SBPL-2005-0027	7/8/2005	Approved	7/6/2006	27
Rockbridge Section 2	71.74	SBPL-2006-0044	5/23/2006	Active	n/A	90
Braddock Crossing	59.31	ZMAP-2003-0012	8/1/2003	Approved	6/21/2005	205
Braddock Crossing - Statshire Crossing	59.31	SBPL-2005-0035	9/14/2005	Approved	7/25/2006	205
Braddock Village	148.5	CPAM-2004-0031	9/1/2004	Superceded	3/1/2005	n/A

Assembled by the Department of Planning. Based on LMIS query February 20, 2008.

Transition Area Applications

Upper Broad Run/Upper Foley Transition Subareas	9221	CPAM 2005-0003	3/16/2005	Denied	11/8/2006	n/A
Braddock Village	148.5	ZMAP-2005-0031	8/11/2005	Active	n/A	860
Kirkpatrick West	169.87	ZMAP-2002-0001	12/26/2001	Approved	12/6/2005	373
Kirkpatrick West	169.87	SBPL-2005-0054	1/10/2006	Approved	7/6/2007	253
Greenvest/Dulles South Properties	4200	CPAM 2004-0021	9/1/2004	Superceded	3/1/2005	n/A
Upper Broad Run/Upper Foley Transition Subareas	9221	CPAM 2005-0003	3/16/2005	Denied	11/8/2006	n/A
Greenfields	1989.52	ZMAP-2005-0032	8/31/2005	Inactive	3/5/2007	5867
Greenfields	1239.93	SBPL-2001-0040	5/30/2001	Superceded	2/8/2006	9
Greenfields	2014.53	SBPL-2005-0041	10/31/2005	Approved	6/15/2007	675
Greenfields	1998.27	SBPL-2007-0025	12/5/2007	Pending	n/A	674
Palisades - Braddock	6.06	SBPL 2006-0095	10/17/2006	Approved	7/11/2007	5
Cedar Terrace (Formerly Ticonderoga)	33.14	SBPL-2006-0030	5/12/2006	Approved	8/15/2007	14
Seven Hills	464.56	ZMAP-2005-0001	1/18/2005	Approved	3/21/2006	1112
Seven Hills	464.56	SBPL-2006-0015	3/15/2006	Approved	7/18/2007	1112
Auburn Hills	712.64	ZMAP 1999-0007	4/27/1999	Denied	11/3/2000	1898
White Oak Crest	13.35	ZMAP-2006-0008	4/4/2006	Approved	6/13/2007	26
White Oak Crest	13.35	SBPL-2007-0011	6/26/2007	Active	n/A	26
Lambert Property	189.42	ZMAP-2006-0026	12/22/2006	Active	n/A	370
Lambert Property	189.42	SBPL-2006-0092	10/4/2006	Approved	8/29/2007	63
Braddock South Village	727.74	ZMAP-2005-0005	1/19/2005	Withdrawn	3/20/2006	1687
Cedar Crest	845.5	SBPL-2000-0011	2/24/2000	Withdrawn	8/22/2001	unknown
Cedar Crest	845.5	SBPL-2001-0008	2/9/2001	Approved	8/21/2001	162
Dawson's Corner	224.66	ZMAP-2004-0022	12/17/2004	Approved	7/5/2005	224
Dawsons Corner S 1 & 2 L 1-224	224.66	SBPL 2005-0036	10/4/2005	Conditionally Approved	1/26/2007	224
Clarke Assemblage	205.94	ZMAP-2006-0023	10/12/2006	Pending	n/A	unknown
Clarke Assemblage	205.94	SBPL-2004-0015	8/13/2004	Conditionally Approved	8/25/2005	66
Marbury	289.71	ZMAP-2005-0013	4/6/2005	Approved	9/5/2006	242
Marbury Sec 1 Lots 1-19	59.14	SBPL-2004-0016	9/3/2004	Superceded	9/13/2004	18
Marbury PH 1	102.09	SBPL-2005-0020	5/10/2005	Approved	7/6/2005	29
Marbury PH 2 Lots 1-26	298.1	SBPL-2005-0029	8/1/2005	Approved	7/6/2005	29
Marbury Phase 1 Revision	102.11	SBPL-2006-0091	10/4/2006	Approved	11/13/2006	1
Marbury Estates - Phase III	289.79	SBPL-2006-0101	11/15/2006	Active	n/A	235

Assembled by the Department of Planning. Based on LMIS query February 20, 2008.



DULLES SOUTH PROJECT MAP

SEPTEMBER 16, 2008

ATTACHMENT 7

LENAH PROPERTY

PEDESTRIAN CIRCULATION EXHIBIT

DATE: SEPTEMBER 15, 2008
SCALE: 1"=300

Bowman CONSULTING